

Design & Access Statement in respect of an application for Householder Planning consent:

129 Evelyn Avenue, Ruislip, HA4 8AH.

This planning statement incorporates pre planning advice.

Design Statement

129 Evelyn Avenue is a residential detached dwelling with an attached garage constructed from brick solid and cavity walls. The roof is hipped and is finished with clay tiles.

The application property is located to the North of Evelyn Avenue. The street scene is residential in character and appearance comprising two storey semi-detached and detached houses, mostly with adjoining garages as opposed to a shared flank wall. The surrounding area is open and green in character as the site falls just outside the boundaries of the Metropolitan Green Belt and within close proximity to the Ruislip Town Centre.

The property 129 Evelyn Avenue is of semi-detached nature, sharing its garden boundary fences with 127 and 131 Evelyn Avenue. The property at 131 does not match in front elevation and has been extended to the rear (although there is no publicly visible planning history associated to this).

The property at 127 matches in front elevation and has recently been granted planning approval (35438/APP/2020/416) – Single storey rear extension, first floor side/rear extension and conversion of garage to habitable use to include alterations to elevations.

129 Evelyn Avenue has a landscaped front garden with parking in the driveway. The rear garden is approximately 42 metres in length and is mostly lawn and planting. The property has undergone both external and internal works since it was first erected.

Previous Planning History

75930/APP/2021/1114 - Single storey rear extension, single storey garage extension, first floor side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 7 rooflights with rendering to external walls and alterations to fenestration – Appealed (Dismissed - 14-02-22)

Pre-Application Advice

We have been fortunate in receiving Pre-Application advice from Katherine Mills at Hillingdon Planning Department. Pre-Application advice was given in the form of an online meeting followed by a report dated 19/01/2021 (report ref. 75930/PRC/2020/200).

The Pre-Application report document sets out a number of guidelines of how the proposed scheme could be developed so as to be non-contentious. These comments as follows:

Point A (garage extension)

Side extensions should be set back a minimum of 1m from the main front elevation and should be set in from the side elevation.

Point B (dormer – proposal not adopted within this application)

The proposal would provide a wrap around dormer on the sides and rear roof slopes which would add significant bulk to the building, creating the appearance of a third floor. The wrap around dormer would be dominant addition to the building and would be out of keeping with the character and appearance of the neighbouring properties and surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012).

We have taken note of the points highlighted within the Pre-Application report and updated the proposal accordingly which is understood to now be acceptable. We have also referenced the pre-application report within the D&A statement where applicable.

Proposal and Scope of Works

Proposals Overview

1. Insertion of x2 electronic opening skylights to existing garage side extension (skylights 170cm x 60cm each)
2. Insertion of x2 electronic opening skylights to existing garage side extension (skylights 120cm x 60cm each)
3. Creation of single storey, ground floor rear extension. Extension of 600cm from original principal rear elevation of property – with pitched roof and clad external fascade.
4. Insertion of skylight in pitched roof – 310cm x 78cm (fixed)
5. Insertion of x2 Velux skylights in pitched roof of ground floor rear extension – 114cm x 118cm (electronic opening)
6. Insertion of aluminium French Doors within rear elevation of ground floor single storey extension
7. Insertion of aluminium Bi-Fold doors within rear elevation of ground floor single storey extension

8. Insertion of aluminium Bi-Fold doors within Western elevation of ground floor single storey extension
9. Creation of 'set back' ground floor rear extension – single storey
10. Insertion of Oriel window and internal seat within ground floor rear extension (item 9)
11. Insertion of skylight (204cm x 78cm) to pitched roof of ground floor rear extension
12. Creation of front entrance porch roof canopy (open porch) – 1225mm (w) x 1500mm (l) x 2750mm (h) roof canopy set on a 100mm corner column to ground
13. Re-decoration of front elevation with white render to replace existing pebbledash
14. Replace existing frosted windows and door to side elevation with new aluminium framed, double glazed system. Apertures to remain as existing in size.
15. Extension to existing first floor rear portion by 1200mm
16. Replace existing first floor bedroom windows x2 – Material to be aluminium powder coated framed with double glazing within.

The following further describe the key proposals in greater detail:

- Erection of single storey rear extension with full height sliding doors to the rear. The proposal is to create an open plan kitchen, dining room and living room internally by increasing the ground floor footprint where deemed acceptable. The proposed depth of the rear extension from principal elevation of the property measures 6 metres. This extension steps in from the side to minimise visual impact on the neighbouring properties. (To be noted that 127 Evelyn Avenue was granted permission for a 6m deep ground floor rear extension across the full width of the property and we view this as direct precedent which is now in construction - [35438/APP/2020/416](#) – Approved 07-02-20).
- The rear extension consists of a central ridge, projecting rearward from the principal rear elevation of the property. This results with an eaves height of 2800mm and ridge of 3500mm (with ridge set 4570mm from the Western boundary and 5340mm from the Eastern boundary).
- The roof finish of the proposed ground floor rear extension is of EPDM with Sedum living roof covering above with the incorporation of four glass skylights (items 4, 5 and 11)
- Externally within rear elevation of the proposed ground floor extension, we propose to clad the façade with cedar in contrast to the white render of the existing wall coverings to the property. Maintaining the ambition in creating a clear divide between existing and newly proposed portions of the property. We would welcome a material condition being applied to the planning approval if deemed necessary in seeking material samples of this cladding prior to installation.

- Internal conversion of the existing garage to be used as habitable space with skylights above (items 1 and 2).
- Extension of first floor rear extension measuring 1.2 meter (extended portion) from existing rear elevation. (Note that this proposal does not extend along the full width of the property).
- Creation of extended front porch roof canopy to give weather protection when entering / exiting the property. Timber constructed canopy with Zinc external facing material.

Proposal Specifics and Considerations

The main objective of the proposal is to make efficient use of the internal living space to cater for a growing modern day family. The proposal will not have an adverse impact on the amenities of the neighbouring properties and will be in keeping to the area with a considered aesthetic lead approach to the scheme.

We trust the above mentioned pre-application planning proposals are in line with NPPF Guidelines and Local Policies and Local Character Appraisals.

We now turn to specific Hillingdon planning policies and show how our application is compliant with policy requirements.

Sustainability

The new extension will be built to a very high quality standard, aiming to have a lifespan beyond that of many modern houses. The following sustainable features are proposed for the new house. 1. Upgrading the existing extension to modern building standards. 2. Highly efficient glazing to the new extension. 3. All hard landscaping to be SUDS compatible and hard landscaping limited generally 4. Sedum roofing to reduce the impact of surface water drainage.

Landscaping and Trees

Currently the garden spaces are largely unused. Our proposals will seek to redress this in combination with the extension which will place greater prominence on the relationship with the garden. It is also intended that the front landscaping is to be enhanced to reduce the amount of hardstanding.

Access

Access will be unchanged from the existing although the level axial path will allow unimpeded access between the front and rear of the property. The pedestrian entrances to the houses is via level access. The rear garden and the ground floor will generally be all at the same level.

The front and rear of the property will be landscaped in order to improve the setting of the property.

Access to the property whilst under development will be self-contained within the site with no adverse effect on neighbouring properties. Vehicle and pedestrian access will remain within the existing site throughout all building works and will not intrude on neighbouring properties.

We now turn to specific LB Richmond planning policies and show how our application is compliant with policy requirements.

Hillingdon Local Plan: Part Two

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

Alteration and extensions to the front of a house are minor and do not alter the overall appearance of the house or dominate the character of the street.

The rear extension is set back, with care taken to ensure there is no significant loss of daylight to neighbouring properties.

The roof extension is located on the rear elevation - with dormer located below the ridge tiles of the existing roof and retaining substantial element of the original roof slope above the eaves line. It does not create a dominant appearance out of proportion with the rest of the building

This scheme has been carefully considered prior to submission and we are confident that it represents a holistic approach taking into account the context and character of the property of Evelyn Avenue relative to its local environment.

The fundamental reason for the proposals within this application is to maximise the ability of natural sunlight to enter the core of the property.

Any trees and shrubbery within the vicinity of the proposed works (in particular the ground floor) shall be fully protected prior to and within the works period although it is understood at this stage that no trees or shrubbery will be affected by the proposals. Any necessary watering will be carried out by the work force throughout the works.

Policy DMEI 9 - Management of Flood Risk

The map below (courtesy of [gov.uk](https://www.gov.uk) website) shows how the site is located outside of flood zones 2 or 3 and therefore not requiring a flood risk assessment.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Policy DMT6 - Vehicle Parking

The existing garage would be retained and parking provision on the driveway would not be affected

Policy DMHB 11 - Design of New Development

Proposal does not adversely impact on the amenity, daylight and sunlight of adjacent properties.

NPPF Policy SC7 - Residential Extensions and Alterations

In keeping with the aims of the policy, the developments as proposed does not result in harm to the amenity of neighbouring residents. Following Pre-Application advice, we have noted comments made within the issued report and subsequently amended the proposals accordingly. We strongly believe that no harm, be it physical or loss privacy to either existing or future occupants and the built and natural environment.

We believe that we have addressed the concerns raised in the pre-application meeting report supplied by Katherine Mills. We contend that our proposed development will improve the visual amenity and living space of the house and thereby of the local area too. We would urge you to grant planning permission accordingly.

In keeping with the aims of the policy, the development as proposed does not result in harm to the amenity of neighbouring residents. We strongly believe that no harm, be it physical or loss of privacy to either existing or future occupant's and the built and natural environment.

We are confident that all the alterations and additions proposed do not harm the existing character and appearance of the building and its context by ensuring development has no regard to relevant design guidance and standards set out in supplementary design recommendations in The Urban Character and Context Study.

We further contend that our proposed development will improve the visual amenity and living space of the house and thereby of the conservation area too. We would urge you to grant planning permission accordingly.